

JUN 14 2016

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale
BY SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
DEPUTY

1. **Property To Be Sold.** The property to be sold is described as follows:

TRACT 1: All that certain lot, tract or parcel of land situated in Navarro County, Texas, on the John McNeal Survey, Abstract No. 8, and being further described on Exhibit "A" attached hereto and made a part hereof for all purposes.

TRACT 2: All that certain lot, tract or parcel of land situated in Navarro County, Texas, on the John McNeal Survey, Abstract No. 8, and being further described on Exhibit "A" attached hereto and made a part hereof for all purposes.

2. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: July 5, 2016

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: Navarro County Courthouse, at the following location: Front entrance of the Navarro County Courthouse at 800 N. Main Street, Corsicana, Texas.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Exhibit "A"
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Tract I

All that certain lot, tract or parcel of land situated in Navarro County, Texas on the John McNeal Survey, A-8 and being all of a called 1.147 acre tract conveyed to Clarence Ray Black by N. B. Cooper by deed dated August 19, 1977 and recorded in Volume 884, Page 95 of the Navarro County Deed Records. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1" galvanized iron pipe found at the Northeast corner of the called 1.147 acre tract, the Southeast corner of the Izz Razz 3.169 acre tract recorded in Instrument # 4547 (2010) and in the West margin of U. S. Highway 75 in an asphalt drive;

THENCE SOUTH 12 degrees 56 minutes 05 seconds East, along the West margin of U. S. Highway 75, 131.24 feet to a 1" iron pipe found;

THENCE SOUTH 12 degrees 39 minutes 31 seconds East, continuing along the West margin of U. S. Highway 75, 142.15 feet to a 1 1/4" iron pipe found at the Southeast corner of the called 1.147 acre tract and in the North line of a 20.70 acre tract recorded in Volume 673, Page 440;

THENCE SOUTH 83 degrees 12 minutes 46 seconds West 212.78 feet to a 1" pipe found at the Southwest corner of the called 1.147 acre tract and in the East margin of the T & N.O. Railroad;

THENCE along the East margin of the railroad, North 1 degrees 03 minutes 10 seconds West 147.00 feet to a 1/2" iron rod set at an angle point in the West line of the called 1.147 acre tract and North 6 degrees 02 minutes 31 seconds West 109.35 feet to a 1/2" iron rod found with cap at the Northwest corner of the called 1.147 acre tract and the Southwest corner of the Izz Razz 3.169 acre tract;

THENCE NORTH 77 degrees 40 minutes 40 seconds East 168.86 feet to the place of beginning and containing 1.139 acres of land.

Exhibit "A"
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Tract II
EASEMENT

IZZ RAZZ, INC

JOHN McNEAL SURVEY

0.024 ACRE EASMENT

A-8

NAVARRO COUNTY, TEXAS

All that certain lot, tract or parcel of land situated in Navarro County, Texas on the John McNeal Survey, A-8 and being a part of the called 3.169 acre tract now owned by Izz Razz and recorded in Instrument No. 4547(2010) of the Official Public Records of Navarro County, Texas. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1" Galvanized iron pipe in asphalt found at the Southeast corner of the 3.169 acre tract and the Northeast corner of the Charles Black 1.147 acre tract recorded in Volume 884, Page 95 and in the West margin of U. S. Highway 75;

THENCE SOUTH 77 degrees 40 minutes 48 seconds West 45.00 feet to a point in the South line of the 3.169 acre tract and the North line of the 1.147 acre tract;

THENCE NORTH 12 degrees 20 minutes West 23.00 feet to a point for corner;

THENCE NORTH 77 degrees 40 minutes 48 seconds East 45.00 feet to a point in the East line of the 3.169 acre tract and the West margin of U. S. Highway 75;

THENCE SOUTH 12 degrees 20 minutes East 23.00 feet to the place of beginning and containing 0.024 acres of land.